## N/F LOT 0857 SQUARE 1341 PREPARED FOR: RICHARD ZANTZINGER SCALE: 1 INCH = 20 FEET NORTH ENGINEERING-DC, LLC M "01'EA"01 N 100. dr 20 CAS Engineering-DC, LLC Attn: David C. Landsman, PE, Prof. LS 1001 Connecticut Avenue, NW, Suite 401 Washington, DC 20036 (202) 393-7200 phone info@cas-dc.com SE KEAR YARD SQUARE EX. SHEP+ 10,727 SF± 14 <u>4</u> <u>4</u> <u>4</u> <u>4</u> SQUARE 1341 N/F LOT 0052 - 8' SIDE YARD N 78.48'20" MOITIGAA (TO BE RENOVATED) EX. HOUSES 2520 44TH STREET, 1,372 SFS TOTAL N/F LOT 0051 SQUARE 1341 5 72.51'30" W 0.8 154.57 THOAT NO HW) (YAJAJY) 89 169.49 (9. AA 22 EX. DECK ()4' ABOVE GRADE, FRONT YDYB135 MAG. ± OCCUPANCY) 48.3 Gross floor area restrictions per 11D DCMR 802.2 (3,218 sq. ft.±) Minimum Pervious Surface Coverage = 50% Front Building Restriction Line = 15 feet per DC Surveyor's Office Records Minimum Lot Size = 7,500 square feet Minimum Lot Width = 75 feet LOWER LEVEL Maximum Structure Occupancy = 30% n/a, existing setback to be maintained RETAIN DECK Minimum Rear Yard = 25 feet Minimum Side Yard = 8 feet UNDER Lot 0024, Square 1341 2520 44th Street, NW Front Yard Setback = (5,363 sq. ft.±) Zone: R-14 18, B.P.L HTAA OTO = 3 (301M-109) 100.079=A

PRELIMINARY CONCEPT SKETCH

THIS SKETCH WAS PREPARED BASED OFF OF AVAILABLE RECORDS AND IS NOT REFLECTIVE OF AN ACTUAL FIELD SURVEY.